

PUBLIC NOTICE

CITY OF PROVIDENCE

ZONING BOARD OF REVIEW

190 DYER STREET

PROVIDENCE, RHODE ISLAND 02903-3902

Notice is hereby given that the Zoning Board of Review will be in session in the Probate Court Room, fifth floor, City Hall, 25 Dorrance Street on Monday, March 8, 2010, at 5:30 P.M. when all persons interested will be heard for or against the granting of the following applications for variances and special use permits under Section 902 of the Zoning Ordinance:

5:30 P.M.

On February 22, 2010, the Board continued the following matters for hearing:

OPENDOORS, OWNER AND OPENDOORS HOUSING, LLC, APPLICANT: 479-481 & 485-487 Plainfield Street, Lots 573 and 574 on the Tax Assessor's Plat 107 located in a Limited Commercial C-1 Zone and Residential R-2 Two-Family Zone. The applicant seeks a dimensional variance to obtain relief from Sections 304, 305, 412.3, 427.5 and 704.2(D) and a special use permit for parking relief at Section 703.2 pursuant to Sections 707 and 707.1 in the proposed conversion of the existing manufacturing building into 19 residential apartments and offices for the applicant, a non-profit community

service organization. The applicant is requesting relief from regulations governing minimum lot area per dwelling unit, minimum front yard, maximum lot coverage, and setback for roof structures related to a new rooftop exit corridor from the third floor. The lots in question together contain approximately 23,395 square feet of land area.

56 ASSOC.: 210-212 Fourth Street, Lot 77 on the Tax Assessor's Plat 93 located in a Residential R-1 One-Family Zone; to be relieved from Sections 201.8, 303-use code 57, 607.1 and 703.2 in the proposed inclusion of bicycle sales and service within the existing structure that also provides auto sales and service. The applicant seeks a use variance for the proposed new use, a dimensional variance for a new 8' x 4' sign, and a special use permit for parking relief at Section 703.2 pursuant to Sections 707 and 707.1. The lot in question contains approximately 10,500 square feet of land area.

NEW MATTERS

WALTER L. BRONHARD: 335-339 Angell Street also known as 298-300 Governor Street, Lot 181 on the Tax Assessor's Plat 13 located in a Residential Professional R-P Zone; to be relieved from Section 304 in the proposed change in the use of the existing building from 6 professional offices and 2 apartments to eight (8) residential units only, pursuant to Section 200. The applicant is seeking a dimensional variance requesting relief from regulations governing lot area per dwelling unit, and a special use permit from the parking

requirement at Section 703.2 pursuant to Sections 707 and 707.1 whereby, 11 parking spaces are required for this proposal and 5 parking spaces would be provided. The lot in question contains approximately 5,185 square feet of land area.

JOHN CHAN, OWNER AND KAYROS CHURCH, APPLICANT: 469 Hartford Avenue & 21 Barden Street, Lot 338 on the Tax Assessor's Plat 113 located in a General Commercial C-2 Zone; to be relieved from Section 703.2 in the proposed use of a portion of the existing building for a church. Religious services are permitted as of right within the C-2 district, however this proposal does not meet the parking requirement. The building also supports a restaurant and vacant commercial space. The applicant is requesting a special use permit pursuant to Sections 707 and 707.1 relating to the parking requirement, whereby, 51 parking spaces are required and 24 parking spaces would be provided. The lot in question contains approximately 25,650 square feet of land area.

CLIFFORD FIELDS AND ANGELA SIMPSON, OWNERS AND JOHN AND ELLEN SIMPSON, APPLICANTS: 43 Elmgrove Avenue (corner Humboldt Ave.) Lot 417 on the Tax Assessor's Plat 39 located in a Residential R-1 One-Family Zone; to be relieved from Sections 202.4 and 304 in the proposed removal of the one-story 178 square foot covered porch at the southeast corner of the existing single-family structure and the construction of a new 335 square foot one-story addition at the same location that would provide for additional living

space. The applicants are requesting a dimensional variance and seek relief from regulations governing the addition and enlargement of an existing structure nonconforming by dimension and relief from the rear yard setback requirement. The lot in question contains approximately 9,100 square feet of land area.

PROVIDENCE COLLEGE, OWNER AND COX TMI WIRELESS LLC, APPLICANT: 235 Eaton Street, Lot 24 on the Tax Assessor's Plat 81 located in an Educational Institution I-2 Zone and a Residential R-1 One-Family Zone. A special use permit is being sought pursuant to Sections 303-use code 65.1, 419, 503 and 503.2, and a dimensional variance from Sections 304, 412.3(A), 412.1.3(B) and 420 in the proposed installation of 3 telecommunications antennas which would be attached at a topmost height of 107 feet above ground level on the roof (and not to exceed the height of the existing 115 foot tall mechanical penthouse) at McVinney Hall located on the college campus. The applicant is requesting relief from the height restriction, which is 30 feet in the underlying R-1 district (75 feet in the I-2 overlay district). The lot in question contains approximately 1,414,926 square feet of land area.

OMNI OLNEY LIMITED PARTNERSHIP, OWNER AND COX TMI WIRELESS LLC, APPLICANT: One Valley Street, Lot 265 on the Tax Assessor's Plat 35 located in a Heavy Commercial C-4 Zone; to be relieved from Sections 202.4 and 305 in the proposed installation of 3

telecommunications antennas, one antenna would be attached at a topmost height of 126.3 feet (not to exceed the height of the existing mechanical penthouse) and 2 antennas of which would be placed on the roof at a topmost height of 118.3 feet (not to exceed the height of the mechanical penthouse) and placing appurtenant equipment on the roof of the existing residential apartment building. The lot in question contains approximately 45,300 square feet of land area.

THE ZONING BOARD OF REVIEW WILL BE INSPECTING THE ABOVE PROPERTIES STARTING AT 9:30 A.M. ON MONDAY, MARCH 8, 2010.

LA JUNTA DE REVISIONES DE ZONA ESTARA HACIENDO INSPECCIONES SOBRE ESTAS PROPIEDADES EMPESANDO A LAS 9:30 A.M. EL LUNES, MARZO 8, 2010.

THIS MEETING MAY BE CONTINUED FROM DAY TO DAY AND TIME TO TIME AT THE DISCRETION OF THE ZONING BOARD OF REVIEW.

THIS MEETING IS ACCESSIBLE TO ALL PERSONS. INDIVIDUALS REQUESTING INTERPRETER SERVICES MUST NOTIFY THE OFFICE OF NEIGHBORHOOD SERVICES AT (401) 421-7768, 48 HOURS IN ADVANCE OF THE HEARING DATE.

ESTA REUNION PUEDE SER CONTINUADA EN CUALQUIER MOMENTO BAJO LA DISCRECTION DE LA JUNTA DE REVISIONES DE ZONA.

LA INFORMACION DE ESTA REUNION ESTA DISPONIBLE PARA TODAS LAS PERSONAS E INDIVIDUOS QUE REQUIERAN SERVICIOS DE INTERPRETE, LLAME A LA OFICINA DE SERVICIOS VECINDALES AL (401) 421-7768, POR LO MEMOS 48 HORAS ANTES DE SU FECHA DE JUICIO.

**PETER D. CARNEVALE, SECRETARY
(401) 421-7740 EXT 376**

YEAR 2010

SCHEDULE OF MONTHLY MEETINGS

LOCATION OF MEETINGS (UNLESS OTHERWISE ANNOUNCED)

PROBATE COURT CHAMBER, FIFTH FLOOR, PROVIDENCE CITY HALL

25 DORRANCE STREET

PROVIDENCE, RHODE ISLAND

Monday, January 11 and Monday January 25, 2010 at 5:30 P.M.

Monday, February 22, 2010 at 5:30 P.M.

Monday, March 8 and Monday, March 22, 2010 at 5:30 P.M.

Monday, April 26, 2010 at 5:30 P.M.

Monday, May 24, 2010 at 5:30 P.M.

Monday, June 28, 2010 at 5:30 P.M.

Monday, July 26, 2010 at 5:30 P.M.

Monday, August 23, 2010 at 5:30 P.M.

Monday, September 27, 2010 at 5:30 P.M.

Monday, October 25, 2010 at 5:30 P.M.

Monday, November 22, 2010 at 5:30 P.M.

Monday, December 27, 2010 at 5:30 P.M.

Any change in dates will be noticed in writing and/or e-mailed to the Office of the Providence City Clerk and the Office of the Rhode Island Secretary of State.

Meetings may be continued from day to day and time to time at the discretion of the Zoning Board of Review.

Peter D. Carnevale

Secretary

(401) 421-7740, ext. 376